



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

ASHFORD AND CANDICE BRUNSON requests a special exception to Section 14-16-3-19(A)(2) : a VARIANCE of 3 ft to allow for an existing 6 ft wall in the required front yard setback for all or a portion of Lot 15, Block 11, Sandia Plaza zoned R-1, located on 706 DELAMAR AV NW (F-14)

Special Exception No:..... **17ZHE-80077**
Project No:..... **Project# 1011208**
Hearing Date:..... 05-16-17
Closing of Public Record:..... 05-16-17
Date of Decision: 05-31-17

On the 16th day of May, 2017, ASHFORD AND CANDICE BRUNSON (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 ft to allow for an existing 6 ft wall in the required front yard setback (“Application”) upon the real property located at 706 DELAMAR AV NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3 ft to allow for an existing 6 ft wall in the required front yard setback.
2. The City of Albuquerque Zoning Code of Ordinances Section 14-16-4-2 (C)(2) (Special Exceptions – Variance) reads: “A variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:
(a) *The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;*
(b) *There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;*
(c) *Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and*
(d) *Substantial justice is done.*”
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).
4. The ZHE finds that Application is not: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property or improvements located in the vicinity as required by Section 14-16-4-2 (C)(2)(a).

5. Specifically, the ZHE finds that the proposed wall, which is set back more than the existing wall, is designed to coordinate with the house and otherwise be harmonious with the Subject Property. The wall does not interfere with the views, light or access of other residents or detrimentally impact neighborhood character or security. Additionally, a secure fence will deter criminal activity, which will benefit the neighborhood as a whole.
6. Conditioned as below, there is no evidence in the record of potential injury caused by the wall.
7. Moreover, the proposed wall will provide safety and security for the occupants, which is essential in the context of their existing situation.
8. The ZHE finds that there are special circumstances applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-4-2(C)(2)(b).
9. Specifically, the ZHE finds that the house on the Subject Property is oriented 90 degrees to the front lot line resulting in the front yard being functionally the side yard, which has reduced setback requirements. The Subject Property is also a corner lot with a ditch on the east side, further rendering the property special and limited development.
10. The ZHE finds that such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable district, as required by Section 14-16-4-2(C)(2)(c).
11. Specifically, the ZHE finds that Applicant is not responsible for the hardship situation that exists, and Applicant's approach is a reasonable one under the circumstances.
12. The ZHE finds that substantial justice will be done if this Application is approved, as required pursuant to Section 14-16-4-2 (C)(2)(d).
13. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
14. The ZHE finds that the Applicant has authority to pursue this Application.

CONCLUSIONS OF LAW:

The criteria within Section 14-16-4-2(C)(2) of the Albuquerque Zoning Code are satisfied.

DECISION:

APPROVAL WITH CONDITIONS of a variance of 3 ft to allow for an existing 6 ft wall in the required front yard setback.

CONDITIONS OF APPROVAL

The Applicant shall meet all requirements imposed by the Traffic Engineering Division. See §14-16-3-3(4)(c): “No wall, fence or retaining wall shall be erected in the clear sight triangle unless its type and location is approved by the Traffic Engineer based on a finding that it would not be a traffic hazard.” Those conditions include:

1. The Applicant must abide by the mini clear sight triangle requirement at the driveway located off of Delamar Ave.
2. The Applicant must abide by the intersection clear sight triangle requirement at the intersection of Delamar and La Cienega Street NW.
3. If the Applicant’s wall is higher than 3’ within either requirement of the clear sight triangles they must obtain a wall that will allow 50% visibility.

If you wish to appeal this decision, you must do so by June 15, 2017, in the manner described below. A non-refundable filing fee will be calculated at the Planning Department’s Land Development Coordination counter and is required at the time the Appeal is filed.

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



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Zoning Hearing Examiner

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ZHE File
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